



**PLANNING DEPARTMENT**  
 6101 SE Johnson Creek Blvd  
 Milwaukie OR 97206

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# Application Referral

<b>DATE SENT:</b> September 1, 2015	<b>PLANNING COMMISSION HEARING</b>
<b>COMMENTS DUE:</b> September 15, 2015	<b>TENTATIVE DATE:</b> October 27, 2015
<b>Site location:</b> 5419 SE King Rd.	<b>Review type:</b> Type III
<b>Applicant:</b> Sheldon Development, Inc. Carey Sheldon	<b>File #(s):</b> S-2015-001; VR-2015-003
<b>Applicant phone:</b> 503-805-8741	<b>Application type(s):</b> Subdivision; Variance

## TO:

- CD Director (cover sheet only)
- Engineering Dept. Brad Albert, Civil Engineer
- Building Official       Police Chief
- Planning Director       City Attorney
- City Manager       PW Operations
- CFD#1: Mike Boumann and Matt Amos
- NDA Chair & LUC: Lewelling
- NDA program manager (cover sheet only)  
Jason Wachs
- Clackamas County: Kenneth Kent
- Metro: Paulette Copperstone
- ODOT: Marah Danielson
- TriMet: Heather Boll
- Other:

## FROM:

Vera Kolas, Associate Planner, 503-786-7653  
[koliasv@milwaukieoregon.gov](mailto:koliasv@milwaukieoregon.gov)  
 Planning Department  
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## PROPOSAL:

**ZONE: R7**

Subdivide the existing property into 5 lots. One lot will include the existing home facing SE King Rd and the remaining 4 lots will face SE 54<sup>th</sup> Ave. A new sidewalk will be installed along the SE King Rd frontage and new curb, sidewalk, and paving will be installed along the SE 54<sup>th</sup> Ave frontage and the Mullan St frontage to the north. In order to keep the existing home, a variance to the minimum lot size is required for lots 2-4 to allow lots of 6,400 sf rather than 7,000 sf.

**Please comment on the following applicable code sections (if no comment, please respond in kind to [koliasv@milwaukieoregon.gov](mailto:koliasv@milwaukieoregon.gov)):**

- MMC 19.301, Low Density Residential Zones
- MMC 19.700, Public Facility Improvements
- MMC 19.911, Variances
- MMC 19.1006, Type III Review
- MMC 19.1200, Solar Access Protection
- MMC 17.12, Application Procedure and Approval Criteria - Land Division
- MMC 17.20, Preliminary Plat